

## DECLARATION OF RESTRICTIVE/PROHIBITIVE COVENANTS

STATE OF ALABAMA     }  
SHELBY COUNTY        }

12/22/1999-51741  
10:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1       11.00

Inst # 1999-51741

This Declaration of Restrictive/Prohibited Covenants is made and entered into by NORTH SHELBY PARTNERS, a Partnership, on this the 17<sup>th</sup> day of December, 1999.

Whereas, North Shelby Partners is the owner of all the lots in the Map and Survey known as High Chaparral, Third Sector, First Addition, as recorded in Map Book 25, Page 86, in the Office of the Judge of Probate for Shelby County, Alabama, and

Whereas, North Shelby has agreed to enter into certain protective covenants for the benefit of Ronald Ramsey and Cheryl Ramsey (hereinafter Ramsey), or future owners or leaseholders of the land, identified as that certain property lying between Lots 1 and 2 of the aforesaid survey of High Chaparral, Third Sector, First Addition, and Highway 39 which is also known as Old Chelsea Road.

Now therefore and in consideration of the premises and One Dollar (\$1.00) and other good and valuable consideration, North Shelby Partners does hereby agree that:

1. No building or structure shall be located on the easternmost 30 feet, Lots 1 and 2 which shall be kept and maintained in an undisturbed vegetated state. North Shelby upon the signing of this covenant shall plant trees in the easternmost 30 feet, of Lots 1 and 2. These trees shall remain undisturbed except in cases of disease, rotting, or necessary safety precautions.

2. North Shelby Partners intends that this be a covenant running with the land and shall be enforceful by Ramsey, his heir, successors, and assigns.

IN WITNESS WHEREOF, the parties herein set their hands and seals in this the 17<sup>th</sup> day of Dec., 1999.

North Shelby Partners

By: [Signature]

Title: Partner

STATE OF ALABAMA       )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roy L. Martin, whose name as Partner of The North Shelby Partners, an Alabama partnership, is signed to the foregoing Declaration of Covenants and who is known to me, acknowledged before me on this day that, being informed of the contents of the Declaration of Covenants, \_\_\_\_\_, in \_\_\_\_\_ capacity as such Partner and with full authority, executed the same voluntarily for and as the act of said partnership on the day the same bears date.

  
Notary Public  
My Commission Expires: 4-27-2001

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